



Application Date: _____

Town of Scituate Planning Board

**ATTACHMENT E - SITE PLAN APPROVAL APPLICATION
SECTION 754 – AFFORDABLE HOUSING REQUIREMENTS**

September 2019

1. Applicant Information

Applicant Name: _____

Proposed Site Plan Address and Parcel Number: _____

2. Affordable Housing Requirements

Where affordable housing units are required or provided in exchange for increased density under the provisions in Section 510 Residential Cluster District, Section 530 Accessory Dwellings, Section 550 Flexible Open Space Development, Section 560 Village Business Overlay District, Section 570 Humarock Village Residential Overlay District, or Section 580 Village Center & Neighborhood District, the following standards shall apply.

GENERAL REQUIREMENTS

Number of Affordable Units

General: How many affordable units are being proposed under the following zoning districts or bylaws:

District or Bylaw	Total DUs	No. of Affordable DUs
Residential Cluster District (S510)		
Accessory Dwellings (S530)		
Flexible Open Space Development (S550)		
Village Business Overlay District (S560)		
Humarock Village Residential Overlay District (S570)		
Village Center & Neighborhood District (S580)		

Projects in the VBOD and VCN

Base Affordability Requirement: Does the site plan in the VBOD or VCN meet the following affordable housing unit requirements under Section 754.1.B?

Total Housing Units	Required Affordable Units	Total Affordable Units Proposed
8-10	1	
11-16	2	
17-23	3	
24-30	4	
31-36	5	
37-40	6	
Above 40	15% of total	

Affordability

Requirement with Density Bonus: Does the site plan in the VBOD or VCN proposed a density bonus and does it meet the affordable housing unit requirements of 20% under Section 754.1.B.3? _____

Location of Units

Distribution: Do the proposed affordable units meet the requirements for distribution, proportion of unit types, and comparable exteriors as market rate units as required under Section 754.2.A? _____

Off-Site Units. Is the applicant seeking approval of the Planning Board to substitute off-site affordable housing units which are priced and deed-restricted as required under Section 754.2.A? _____

Monitoring Agents

Has a Monitoring Agent been proposed by the applicant or designated by the Board of Selectmen, or DHCD as required by Section 754.3? _____

Submission Requirements

Has the applicant submitted documents to the Planning Board and the Monitoring Agent with regard to affordable unit costs, eligibility, restriction, and compliance as required under Section 754.4 and 754.5?

Rental or Sales Price. (80% AMI adjusted for household size determined annually by HUD)	
Affordable Housing occupied only by Eligible Households	
Affordable Rental Unit - monthly payment include utilities and parking not exceeding 30% of the maximum monthly income permissible for an Eligible Household	
Affordable Homeownership Unit - monthly housing payment include mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking not exceeding 30% of the maximum monthly income permissible for an Eligible Household	
Demonstration to the Monitoring Agent that affordable rents or affordable purchase prices are consistent with state or federal guidelines for affordability applicable to Scituate.	

Affordable Housing Restrictions

Has the application provided documentation that the proposed affordable units will have proper deed restrictions, and compliant with the LIP Program (and eligible to be counted on Scituate's Affordable Housing Inventory), and will be filed with the Registry of Deeds or District Registry of the Land Court as required under Section 754.7? _____

Marketing and Selection Plan

Is the proposed housing marketing and selection plan consistent with the requirements of Section 754.8?

Age Restrictions

Have the applicant and Planning Board voluntarily agreed to age restrictions on the project or specified units that meet the requirements of Section 754.9? _____

Phasing

If the project is approved and developed in phases, are the Affordable Housing Units in each phase consistent with the requirements in Section 754.10? _____

OTHER COMMENTS AND NOTES: